DOUGLAS COUNTY, NV

2021-968098 RPTT:\$1579.50 Rec:\$40.00

05/26/2021 10:27 AM

\$1,619.50 Pgs=3

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P.N.:

1220-07-001-015

File No:

143-2622555 (mk)¹

R.P.T.T.:

\$1,579.50

When Recorded Mail To: Mail Tax Statements To:

Renaissance Ranch LLC., a Nevada limited liability company

4760 Peninsula Point Dr Seaside, CA 93955

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MIGUEL LEONIS AND TERESA A, LEONIS, TRUSTEES OF THE MIGUEL AND TERESA LEONIS FAMILY TRUST DATED JULY 11, 2000 AND TO THE HEIRS AND ASSIGNS OF SUCH FOREVER

do(es) hereby GRANT, BARGAIN and SELL to

Renaissance Ranch LLC., a Nevada limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 AND NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 3B AS SHOWN ON PARCEL MAP LDA 03-065 FOR LEONIS FAMILY TRUST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 19, 2005 IN BOOK 905, PAGE 6450 AS INSTRUMENT NO. 655351, OFFICIAL RECORDS.

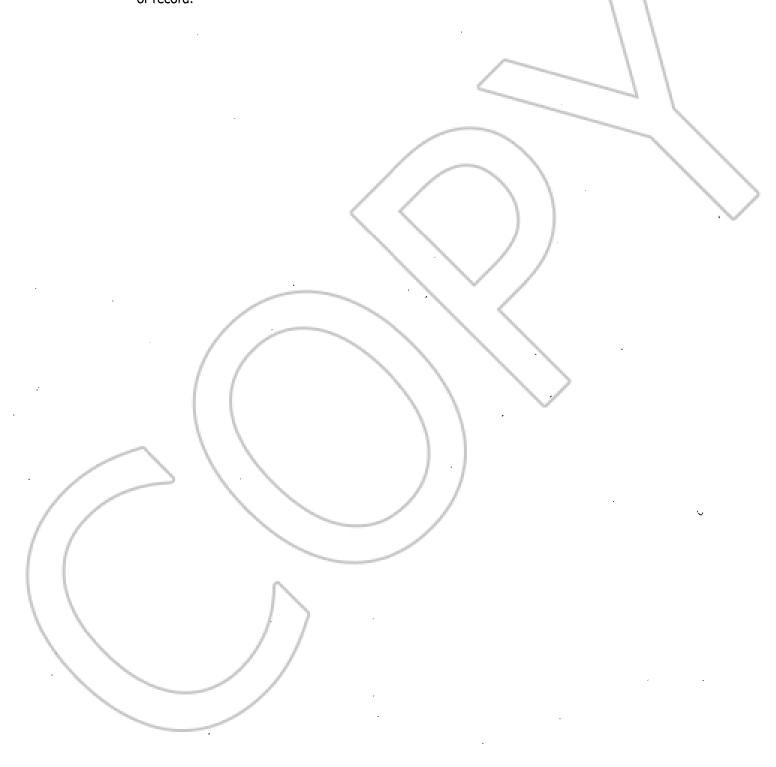
PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AS SHOWN AND DELINEATED ON SAID MAP.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



Miguel Leonis and Teresa A. Leonis, Trustees of the Miguel and Teresa Lenois Family Trust dated July 11, 2000 Leonis A. Leonis, Trustee Teresa A. Leonis, Trustee	
Noigne Leonis)
Miguel Leonis, Trustee	
STATE OF NEVADA)	
COUNTY OF DOUGLAS : ss.	
This instrument was acknowledged before me on Miguel Leonis and Teresa A. Leonis, Trustees	8, 2021 by
A Notary	MARY KELSH Public - State of Nevada ent Recorded in Douglas County 1567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2622555.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)		/\
a)	1220-07-001-015			()
b)				\ \
c)_				\ \
d)				\ \
2.	Type of Property	_		\ \
a)	Vacant Land	b) X Single Fam. Res.	FOR RECORDS	RS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recordin	
g)	Agricultural	h) Mobile Home	Notes:	
i)	Other	The state of the s	, rotes.	
3.	a) Total Value/Sales P	rice of Property:	\$405,000	n 00
٥.	•			,
		eclosure Only (value of pro	-)
	c) Transfer Tax Value:		\$405,000	
	d) Real Property Trans	sfer Tax Due	<u> \$1,579.5</u>	0
4.	If Exemption Claim	ed:		
		ption, per 375.090, Section	: <u> </u>	
	b. Explain reason for	exemption:	\	
			76.	
5.	Partial Interest: Perce	ntage being transferred:	%	
5.		ntage being transferred: ares and acknowledges, ur		jury, pursuant to NRS
375	The undersigned decl .060 and NRS 375.11	ares and acknowledges, ur 0, that the information p	nder penalty of per rovided is correct	to the best of their
375 info	The undersigned decl .060 and NRS 375.11 rmation and belief, and	ares and acknowledges, ur 0, that the information p I can be supported by doc	nder penalty of per rovided is correct umentation if called	to the best of their dupon to substantiate
375 info the	The undersigned decl .060 and NRS 375.11 rmation and belief, and information provided	ares and acknowledges, ur 0, that the information p I can be supported by doci herein. Furthermore, the	nder penalty of per rovided is correct umentation if called parties agree tha	to the best of their dupon to substantiate t disallowance of any
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